

**Direction of the Minister under a  
Declared State of Emergency**  
(Section 14 of the *Emergency Management Act*)  
(22-001)

Effective as of 8:30 am on February 1, 2022, under my authority in Section 14 of the *Emergency Management Act*, I order that this Direction (22-001) repeal Direction (20-014R) regarding tenant protections issued on November 27, 2020, and replace that Direction with the following:

During the Provincial State of Emergency declared Province-wide on March 22, 2020 by the Minister of Municipal Affairs and Housing, having satisfied myself that it is necessary for the protection of property and the health or safety of persons in the Province, and under the authority provided to me in Section 14 of the *Emergency Management Act*, I direct as follows:

**RENOVICTION OF TENANTS**

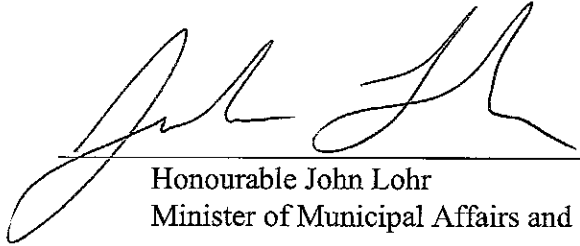
1. For the purpose of this Direction, a “renoviction” means a renovation undertaken by a residential landlord to residential premises, or a building containing residential premises, that will require the tenant to vacate the premises,
  - (a) effective **on and after September 1, 2020**, a residential landlord is prohibited from giving a notice to quit under the *Residential Tenancies Act* to a tenant for a renoviction,
  - (b) effective **on and after September 1, 2020**, any notice to quit given by a residential landlord to a tenant for a renoviction is void,
  - (c) effective **on and after November 25, 2020**, a residential tenancy officer, or on appeal the Small Claims Court, must not make an order terminating a tenancy or order the tenant to vacate the residential premises for a renoviction.

This Direction is in addition to any requirements established in a Medical Officer’s order under the *Health Protection Act*, and any other Directions issued under the *Emergency Management Act*.

**A failure to comply with this Direction could result in a summary conviction with fines between \$500 to \$10,000 for individuals and up to \$100,000 for a corporation per incident.**

This Direction will remain in place for the duration of the Provincial State of Emergency, including any renewal periods made by the Minister and approved by Governor in Council under Section 19 of the *Emergency Management Act*, unless it is terminated earlier in writing.

Dated January 28, 2022



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Honourable John Lohr  
Minister of Municipal Affairs and Housing